

BYLAW 20270

To amend the Windermere Neighbourhood Structure Plan

Purpose

To reconfigure residential land uses and add in public utility uses in the Windermere Neighbourhood

Readings

Bylaw 20270 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Bylaw 20270 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on August 26, 2022 and September 3, 2022. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 20270 proposes to redesignate a portion of the Windermere Neighbourhood Structure Plan from Medium Density Residential to Low Density Residential development. It also proposed to redesignate a 0.7 ha portion of land from Low and Medium Residential uses to Public Utility Lot uses. As a result of these amendments, it will:

- reduce medium residential uses overall;
- increase low density residential uses overall; and
- increase public utility lot uses.

This plan amendment will facilitate an associated rezoning application (Charter Bylaw 20262) to allow for the development of low density residential housing forms on smaller lots, including single detached housing. This plan amendment will also facilitate an associated road closure application (Bylaw 20267 and Bylaw 20268) by allowing for low density residential and a public utility lot on a portion of road to the south of the proposed DC2 site.

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The NSP's map, figures and Land Use and Population statistics will be updated to reflect the proposed amendment. The Plan amendment aligns with proposed changes to the Windermere Area Structure Plan's policies and objectives.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Community Insights

Advance Notice was sent to surrounding property owners and the president of the Greater Windermere Community League on April 28, 2022. No responses were received.

Attachments

1. Bylaw 20270
2. Administration Report (attached to Bylaw 20269 - item 3.18)